

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 9, 2004

ITEM No. 7

CASE NUMBER/  
PROJECT NAME

**37-DR-2004**  
**The Portico**

LOCATION

6934 E 5th Av

REQUEST

Request site plan & elevations approval for an office/residential condominium project.

OWNER

Roland Sorrentino  
602-304-0223

ENGINEER

USA Infrastructure  
480-507-6792

ARCHITECT/  
DESIGNER

Haven Design  
480-429-9353

APPLICANT/  
COORDINATOR

Gary Bevirt  
Haven Design  
480-429-9353

BACKGROUND

## **Zoning.**

The current zoning of the site is Central Business District, Downtown Overlay (C-2, DO). This zoning district permits dwelling units physically integrated with commercial establishments (limited to one dwelling unit for each business establishment).

## **Context.**

The undeveloped site is located along 5<sup>th</sup> Avenue, east of Goldwater Blvd., in Downtown. To the east of the site is the existing City public parking lot, which currently has an RFP out requesting a mixed-use project including parking. The north side borders a city alley and the Arizona Canal. The west and south properties contain existing commercial office buildings. The area consists of retail and office uses in a variety of contemporary southwest architectural styled buildings.

APPLICANT'S  
PROPOSAL

## **Applicant's Request.**

The applicant requests site plan, landscape plan, and elevations approval of a mixed-use commercial/residential building. The building will contain 3 commercial spaces that are physically attached to 3 residential condominiums.

## **Development Information:**

- |                                     |                       |
|-------------------------------------|-----------------------|
| • Existing Use:                     | Undeveloped Land      |
| • Parcel Size:                      | 4,705 sq. ft. (gross) |
| • Total Commercial Square Footage:  | 1,715 sq. ft.         |
| • Total Residential Square Footage: | 5,914 sq. ft.         |
| • Total Square Footage:             | 9,226 sq. ft.         |
| • Number of Commercial Spaces:      | 3 spaces              |

- Number of Residential Units: 3 units
- Allowed Height: 36 ft.
- Provided Height: 36 ft.
- Parking Required: 4.5 parking spaces
- Parking Provided: 6 parking spaces

## DISCUSSION

The applicant proposes to build a three-story building at a maximum of 36 ft. Three commercial spaces occupy the first level, each one physically integrated through interior stairs from the commercial space to the condominium. The condominiums occupy the second and third levels. The site is included in the new Downtown Overlay. When a site is newly built or expands its current building with office/services/retail uses, the first 2,000 sq. ft. does not have a parking requirement. The proposed commercial space on the first level, which contains a total of 1,715 sq. ft., is exempt from any parking requirements. Each residential space is required 1.5 parking spaces; the applicant has provided each condominium unit with 2 garage parking spaces. These garage spaces are accessed from the city alley at the rear of the building. The applicant has signed an agreement with the City of Scottsdale to use the refuse container located on the city parking lot to the east.

The horizontal plane of the building is broken up with a variety of steps, materials, colors, and architectural features. The second and third levels contain some covered and uncovered patios, which lends to the building meeting the Downtown Ordinance setbacks. The building is composed of brick with metal panel sided accents (non-reflective Steel Gray) and a small portion of stucco (Grey Pearl). The roof consists of standing seam metal (Midnight Bronze) with exposed natural colored wood rafter tails. Windows and doors are recessed and consist of grey tint glass with dark bronze anodized aluminum frames. The wrought iron railings found throughout the building are painted black.

A variety of shrubs and ground cover are proposed along the base of the south side of the building, which match the existing streetscape. A Sisso Tree is also proposed to be planted in one of the streetscape planter along the 5<sup>th</sup> Ave. sidewalk.

## COMMUNITY OUTREACH

The applicant has notified all property owners by letter within 300 ft. of the site to explain the project. Neither applicant nor Staff has been contacted from the community regarding the proposed project.

## STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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Bill Verschuren  
 Senior Planner  
 Phone: 480-312-7734  
 E-mail:  
 bverschuren@ScottsdaleAZ.gov

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Randy Grant  
 Chief Planning Officer  
 Phone: 480-312-7995  
 E-mail: [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

ATTACHMENTS

#1-Project Narrative  
 #2-Context Aerial  
 #2A-Close-Up Aerial  
 #3-Zoning Map  
 #4-Site Plan  
 #5- Color Elevations (South and North)  
 #6-Color Elevations (East and West)  
 #7-Black and White Elevations (South and North)  
 #8-Black and White Elevations (East and West)  
 #9-Color Perspective  
 #10-Level 1 Floor Plan  
 #11-Level 2 Floor Plan  
 #12-Level 3 Floor Plan  
 #13-Cross-Section of Building  
 A-Fire Ordinance Requirements  
 B-Stipulations/ Zoning Ordinance Requirements



# City of Scottsdale PROJECT NARRATIVE



- ☐ Rezoning
 ☐ Other  
☐ Use Permit  
☒ Development Review  
☐ Master Sign Programs  
☐ Variance

Case # 37-DR-2004/1682-PA-2003  
 Project Name THE PORTICO / LOFTED BROWNSTONES  
 Location 634 E. 5TH AVE.  
 Applicant HAVEN DESIGN L.L.C.

## SITE DETAILS

Proposed/Existing Zoning: C-2 Parking Required: 2 PER UNIT  
 Use: MIXED OFFICE/RES. Parking Provided: 4 COVERED  
 Parcel Size: 4705 S.F. # Of Buildings: 1 BLDG.  
☐ Gross Floor Area ☒ Total Units: 3 UNITS Height: 36  
☐ Floor Area Ratio ☐ Density: \_\_\_\_\_ Setbacks: N- 0 S- 16' BACK  
 E- 0 W- 0 OFFCUBS

## In the following space, please describe the project or the request

THE PORTICO, LOFTED BROWNSTONES ARE 3 UNITS IN ONE BUILDING ON A C-2 ZONED PARCEL IN DOWNTOWN SCOTTSDALE. THE PROJECT WILL OFFER EACH OWNER A MIXED USE, OFFICE AND RESIDENTIAL COMPONENTS. THE FIRST FLOOR OF EACH UNIT WILL OFFER OFFICE SPACE WITH DIRECT ACCESS TO THE STREET (5TH AVE). ON THE FIRST LEVEL EACH UNIT WILL HAVE 2 CAR PARKING SPACES IN THE REAR IN THE FORM OF A GARAGE. ON THE SECOND AND THIRD LEVELS WILL BE RESIDENTIAL SPACES WITH COVERED AND UNCOVERED PATIO SPACES. THE BUILDING OVERALL HEIGHT IS WITHIN THE 36' LIMIT. THE BUILDING STEPS BACK PER THE DOWNTOWN GUIDELINES. THE STRUCTURE WILL BE BRICK WITH METAL SIDED ACCENTS AND A METAL ROOF TOP WITH EXPOSED WOOD TAILS. WE ARE SEEKING AN APPROVAL FROM THE DESIGN REVIEW BOARD TO BUILD THIS MIXED-USE MASONRY BUILDING WITH OFFICE AND RESIDENTIAL COMPONENTS IN DOWNTOWN SCOTTSDALE.





Q.S.  
17-44

G.I.S. ORTHOPHOTO 2003

The Portico

37-DR-2004

ATTACHMENT #2





The Portico

**37-DR-2004**

ATTACHMENT #2A



37-DR-2004

ATTACHMENT #3

**ATTACHMENT #4**

ITEM NO.	ITEM NAME (FURNISHING CODE)	QUANTITY (SCHEDULE TEST)	UNIT	EST. QTY	EST. PRICE (FURNISHING CODE)
1	POLYMER FLOORING	1	SQ. YD.	1	PER PLAN
2	CEILING	1	SQ. YD.	1	PER PLAN
3	WALL	1	SQ. YD.	1	PER PLAN
4	DOOR	1	SQ. YD.	1	PER PLAN
5	WINDOW	1	SQ. YD.	1	PER PLAN
6	CEILING	1	SQ. YD.	1	PER PLAN
7	WALL	1	SQ. YD.	1	PER PLAN
8	DOOR	1	SQ. YD.	1	PER PLAN
9	WINDOW	1	SQ. YD.	1	PER PLAN
10	CEILING	1	SQ. YD.	1	PER PLAN
11	WALL	1	SQ. YD.	1	PER PLAN
12	DOOR	1	SQ. YD.	1	PER PLAN
13	WINDOW	1	SQ. YD.	1	PER PLAN
14	CEILING	1	SQ. YD.	1	PER PLAN
15	WALL	1	SQ. YD.	1	PER PLAN
16	DOOR	1	SQ. YD.	1	PER PLAN
17	WINDOW	1	SQ. YD.	1	PER PLAN
18	CEILING	1	SQ. YD.	1	PER PLAN
19	WALL	1	SQ. YD.	1	PER PLAN
20	DOOR	1	SQ. YD.	1	PER PLAN
21	WINDOW	1	SQ. YD.	1	PER PLAN
22	CEILING	1	SQ. YD.	1	PER PLAN
23	WALL	1	SQ. YD.	1	PER PLAN
24	DOOR	1	SQ. YD.	1	PER PLAN
25	WINDOW	1	SQ. YD.	1	PER PLAN
26	CEILING	1	SQ. YD.	1	PER PLAN
27	WALL	1	SQ. YD.	1	PER PLAN
28	DOOR	1	SQ. YD.	1	PER PLAN
29	WINDOW	1	SQ. YD.	1	PER PLAN
30	CEILING	1	SQ. YD.	1	PER PLAN
31	WALL	1	SQ. YD.	1	PER PLAN
32	DOOR	1	SQ. YD.	1	PER PLAN
33	WINDOW	1	SQ. YD.	1	PER PLAN
34	CEILING	1	SQ. YD.	1	PER PLAN
35	WALL	1	SQ. YD.	1	PER PLAN
36	DOOR	1	SQ. YD.	1	PER PLAN
37	WINDOW	1	SQ. YD.	1	PER PLAN
38	CEILING	1	SQ. YD.	1	PER PLAN
39	WALL	1	SQ. YD.	1	PER PLAN
40	DOOR	1	SQ. YD.	1	PER PLAN
41	WINDOW	1	SQ. YD.	1	PER PLAN
42	CEILING	1	SQ. YD.	1	PER PLAN
43	WALL	1	SQ. YD.	1	PER PLAN
44	DOOR	1	SQ. YD.	1	PER PLAN
45	WINDOW	1	SQ. YD.	1	PER PLAN
46	CEILING	1	SQ. YD.	1	PER PLAN
47	WALL	1	SQ. YD.	1	PER PLAN
48	DOOR	1	SQ. YD.	1	PER PLAN
49	WINDOW	1	SQ. YD.	1	PER PLAN
50	CEILING	1	SQ. YD.	1	PER PLAN
51	WALL	1	SQ. YD.	1	PER PLAN
52	DOOR	1	SQ. YD.	1	PER PLAN
53	WINDOW	1	SQ. YD.	1	PER PLAN
54	CEILING	1	SQ. YD.	1	PER PLAN
55	WALL	1	SQ. YD.	1	PER PLAN
56	DOOR	1	SQ. YD.	1	PER PLAN
57	WINDOW	1	SQ. YD.	1	PER PLAN
58	CEILING	1	SQ. YD.	1	PER PLAN
59	WALL	1	SQ. YD.	1	PER PLAN
60	DOOR	1	SQ. YD.	1	PER PLAN
61	WINDOW	1	SQ. YD.	1	PER PLAN
62	CEILING	1	SQ. YD.	1	PER PLAN
63	WALL	1	SQ. YD.	1	PER PLAN
64	DOOR	1	SQ. YD.	1	PER PLAN
65	WINDOW	1	SQ. YD.	1	PER PLAN
66	CEILING	1	SQ. YD.	1	PER PLAN
67	WALL	1	SQ. YD.	1	PER PLAN
68	DOOR	1	SQ. YD.	1	PER PLAN
69	WINDOW	1	SQ. YD.	1	PER PLAN
70	CEILING	1	SQ. YD.	1	PER PLAN
71	WALL	1	SQ. YD.	1	PER PLAN
72	DOOR	1	SQ. YD.	1	PER PLAN
73	WINDOW	1	SQ. YD.	1	PER PLAN
74					

[illegible]

#### LEADS DISCOVERY

[illegible]VICINITY MAP  
SCALE: N.T.S.

PERLIMINARY -  
NOT FOR  
CONSTRUCTION

# HAVEN DESIGN

# Cover Sheet/ Site Plan

Urban Rise Development

## The Politics

CS



**South Elevation**  
SCALE: 1/8"=1'-0"

**North Elevation**  
SCALE: 1/8"=1'-0"

**Elevations**

**The Portico**  
6934 East 5th Avenue  
Scottsdale, AZ 85251

**Urban Rise Development**  
1001 N. Central Expressway  
Phoenix, AZ 85004  
Tel: 602.955.1234 Fax: 602.955.1235

**PRELIMINARY - NOT FOR CONSTRUCTION**

**HAVEN DESIGN**  
HAVEN DESIGN LLC  
1001 N. Central Expressway  
Phoenix, AZ 85004  
Tel: 602.955.1234 Fax: 602.955.1235

**A6.1**

**HAVEN  
DESIGN**

**Urban Rise Development**  
14025 N. 144th Ave. #2106  
Seattle, WA 98148  
Tel. 206/761-1111 Fax 206/761-1112

**Elevations**  
The Portico  
6934 East 5th Avenue  
Scottsdale, AZ 85251

**ATTACHMENT #6**



PER MINUTE:  
NOT FOR  
CONSTRUCTION

**HAVEN  
DESIGN**  
HAVEN DESIGN LLC 2010 E. 9th Avenue Minneapolis, MN 55414  
1 (800) 435-5111 F (612) 339-3000 www.havendesign.com

### Elevations

**The Postage**  
6934 East 5th Avenue  
Scottsdale, AZ 85251

2000-2001  
 2001-2002  
 2002-2003  
 2003-2004

## A6.2

**ATTACHMENT #7**

PERLIMINARY.  
NOT FOR  
CONSTRUCTION

# HAVEN DESIGN

Urban, Rise Development

## Elevations

## The Porcine

## A6.1



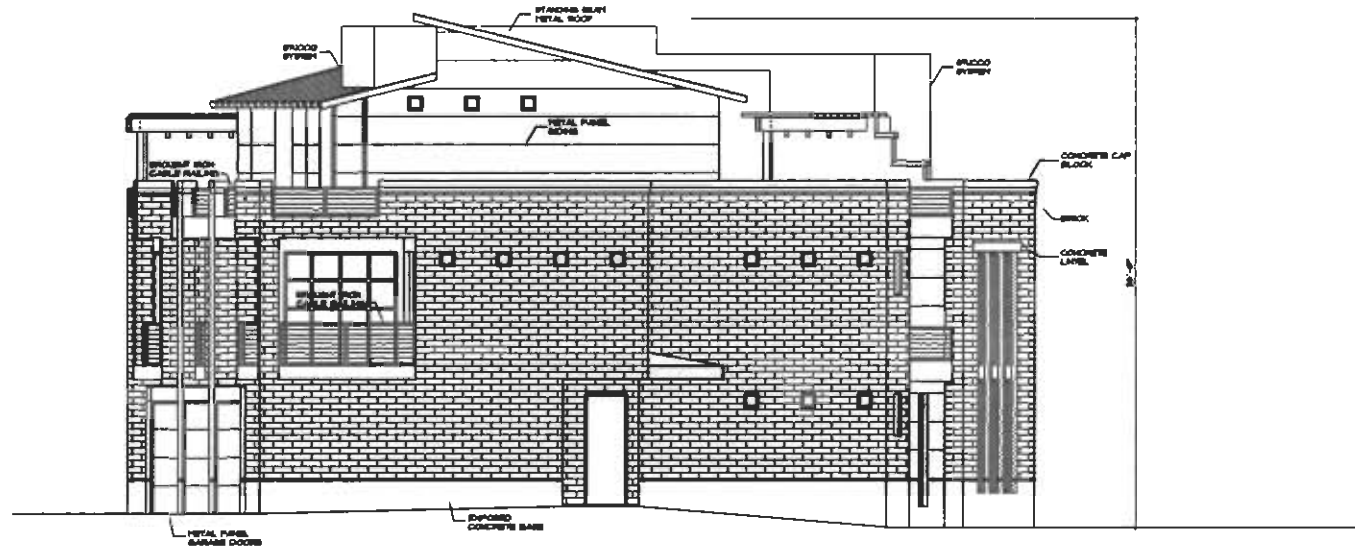
South Elevation  
Scale 1/4" = 1'-0"



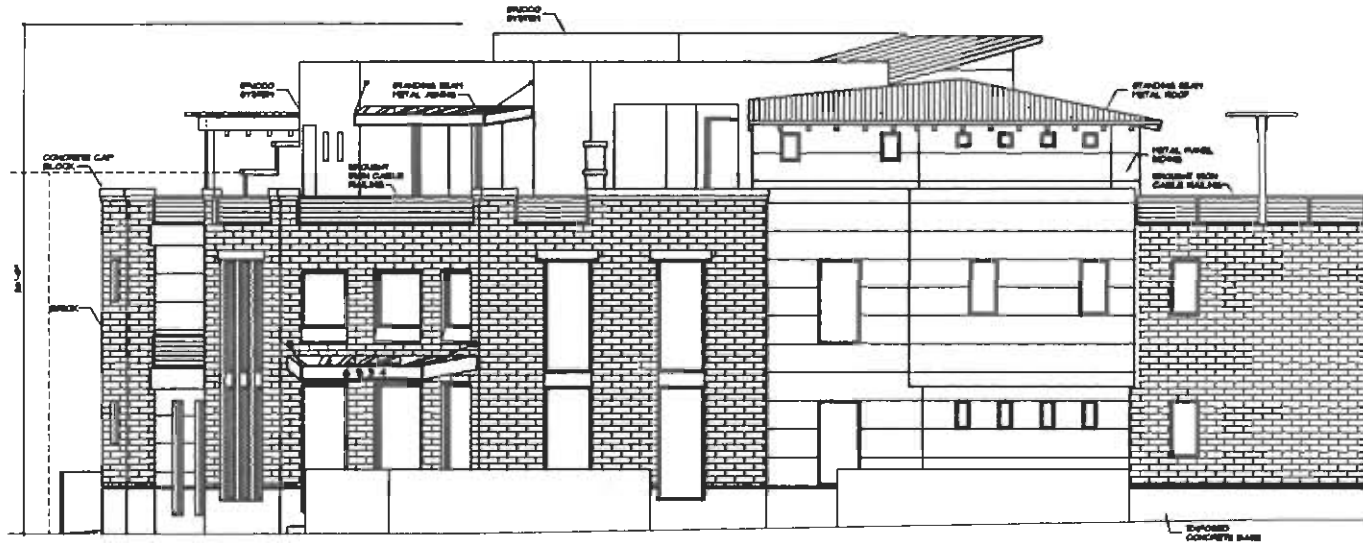
North Elevation



# ATTACHMENT #8



West Elevation  
SCALE 1/4"=1'-0"



East Elevation  
SCALE 1/4"=1'-0"

PERMANENT  
NOT FOR  
CONSTRUCTION

HAVEN  
DESIGN

1000 N. 10th Street, Suite 100  
Phoenix, AZ 85004  
Tel: 602.441.1111  
www.havendesign.com

Urban Rise Development  
1000 N. 10th Street  
Phoenix, AZ 85004

For Plans See Page

Elevations

The Porch  
1000 East 5th Avenue  
Scottsdale, AZ 85261

A6.2



# ATTACHMENT #9



PERM. MARY-  
NOT FOR  
CONSTRUCTION

**HAVEN  
DESIGN**  
HAVEN DESIGN LLC  
4000 E. 1st Avenue, Suite 100  
Scottsdale, AZ 85261  
480.342.1111 480.342.1112 www.havendesign.com

**Urban Rise Development**  
1101 N. Chicago Ave. #200  
Scottsdale, AZ 85261  
Tel: 480.342.1111 Fax: 480.342.1112

**Elevations**  
The Porisco  
6934 East 1st Avenue  
Scottsdale, AZ 85261

PROJECT NO.  
DATE: 10/10/10  
DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

**P1**

**ATTACHMENT #10**

PERLIMINARY -  
NOT FOR  
CONSTRUCTION

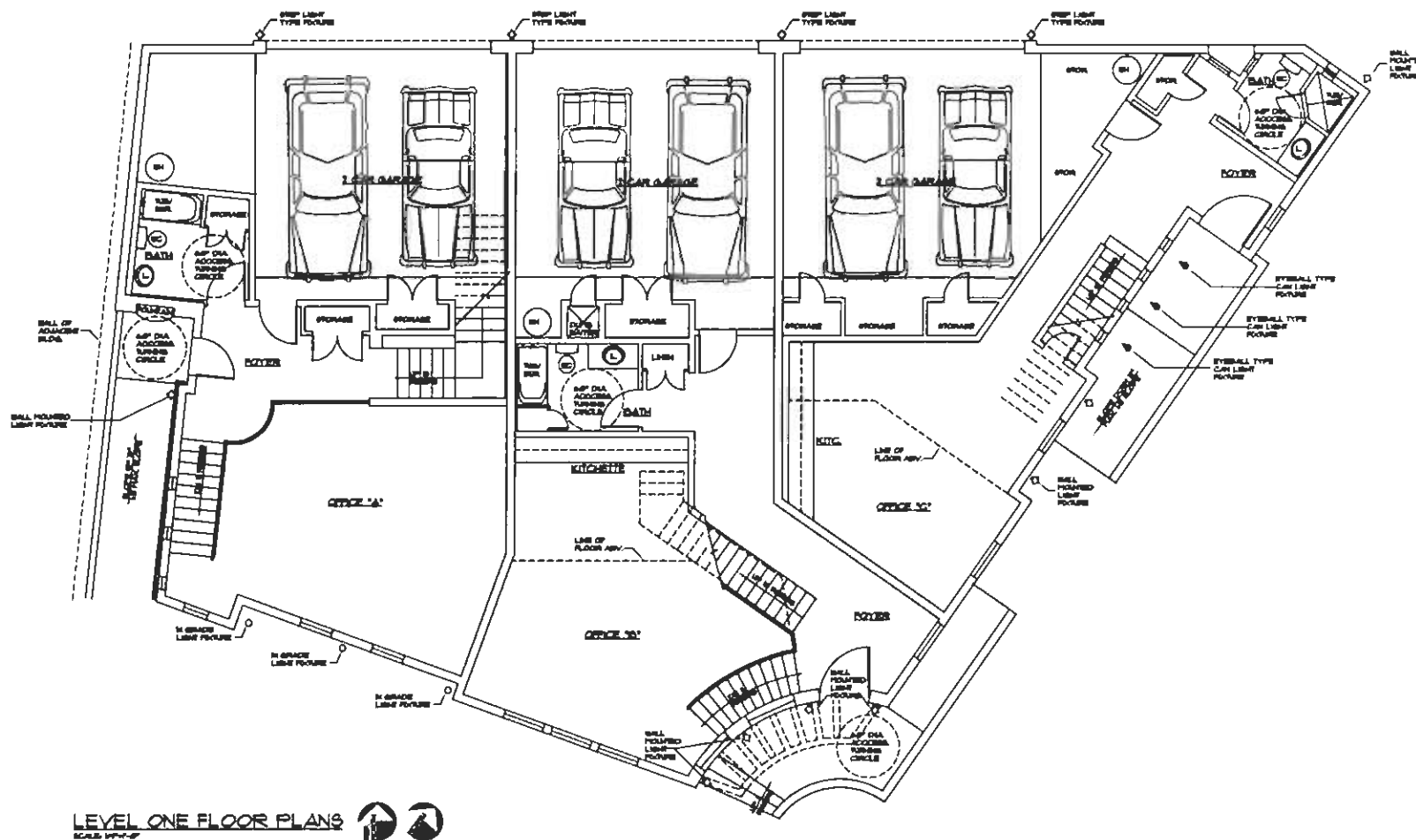
# HAVEN

Urban Rise Development

## Level One Floor Plan

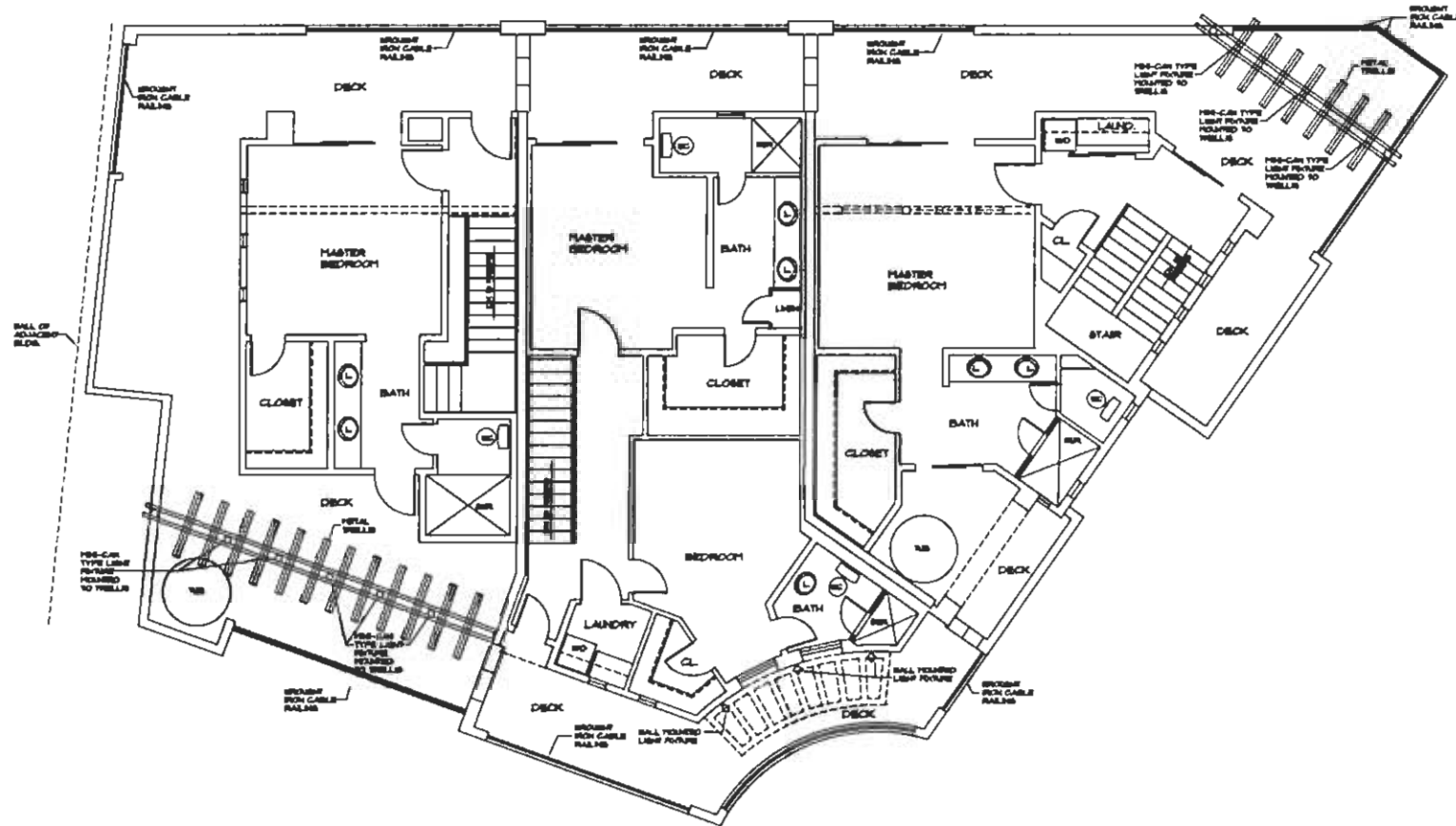
The Portico  
62111 East 5th Avenue  
Scottsdale, AZ 85251

### A3.1



### LEVEL ONE FLOOR PLANS





LEVEL THREE FLOOR PLANS  
SCALE: 1/4" = 1'-0"

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

H A V E N  
DESIGN

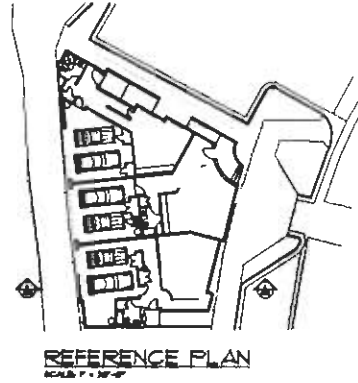
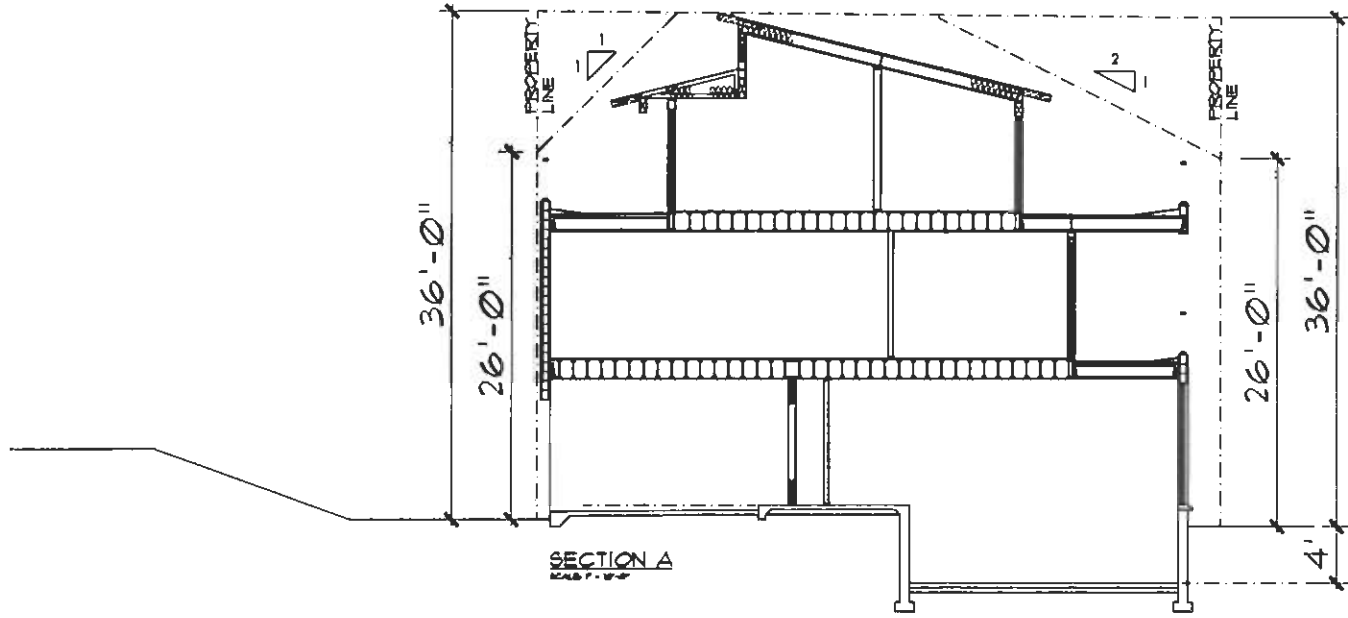
Level Three Floor Plan

Urban Rise Development

The Portico  
6014 East 5th Avenue  
Scottsdale, AZ 85261

A3.3





PRELIMINARY -  
NOT FOR  
CONSTRUCTION

**H A V E N**  
**D E S I G N**

11555 N. 115th Ave., Suite 100, Scottsdale, AZ 85254  
P: 480.344.1155 F: 480.344.1156 www.havendesign.com

**Section**

**Urban Rise Development**  
11555 N. 115th Ave., Suite 100  
Scottsdale, AZ 85254  
City: Phoenix State: AZ

**The Portfolio**  
6004 East 3rd Avenue  
Scottsdale, AZ 85231

**A5.1**

THE PORTICO  
6934 E. 5TH. AVE

SCOTTSDALE, AZ.

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
  
SEE THE SITE PLAN FOR THE LOCATION OF THE FIRE LANE  
\_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
  - ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_  
\_\_\_\_\_
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_\_ AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x \_\_\_\_\_ (NSHT)
  - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☒ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF \_\_\_\_\_ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

# ATTACHMENT A

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: ORD. HAZ.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

**Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.**

# **Stipulations for Case: The Portico 37-DR-2004**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Haven Design with revised date of 7/26/2004 by City staff.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Haven Design with revised date of 7/26/2004 by City staff.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Haven Design with revised date of 7/26/2004 by City staff.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. All walls shall match the architectural color, materials and finish of the building(s).

### **SITE DESIGN:**

#### **Ordinance**

- A. Provide two cross sections (one east/west section and one north/south section) showing the building in relation to the inclined setback, which demonstrates compliance with the Schedule B Site Development Standards of the Downtown Overlay.



**LANDSCAPE DESIGN:**

**Ordinance**

- B. All plants not listed on the Arizona Department of Water Resources (ADWR) low water plant list shall comply with the maximum square footage allotment for turf and high water plant material pursuant to the City Code.

**EXTERIOR LIGHTING DESIGN:**

**DRB Stipulations**

8. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, and landscape lighting.
9. The individual luminaire lamp shall not exceed 250 watts.
10. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
11. Incorporate into the project's design, the following:

Building Mounted Lighting:

- a. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- b. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

Landscape Lighting

- c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- d. Landscaping lighting shall only be utilized to accent plant material.
- e. All landscape lighting directed upward, shall be aimed away from property line.
- f. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- g. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 40 watts.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

12. If bike racks are proposed, the design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**Ordinance**

- C. Provide accessible parking as required by the Zoning Ordinance.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

13. No exterior vending or display shall be allowed.
14. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

15. Preliminary Drainage Report dated 4/26/04, prepared by USA Infrastructure, L.L.C, dated 5/14/04 by City Staff.
16. Preliminary Grading and Drainage Plan dated 7/13/04, prepared by USA Infrastructure, L.L.C, dated 7/26/04 by City Staff.
17. Site Plan (revised) dated 7/26/04 prepared by Haven Design.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

18. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
19. Basin Configuration:
  - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
  - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- D. This site qualifies for a stormwater storage waiver since it is in the downtown district. Hence, the developer has a few options:
  1. Construct on site detention basins and provide full stormwater storage on site for the 100 yr flood event. No in lieu stormwater storage waiver fees would be due to the city.
  2. Construct on site detention basins and provide partial stormwater storage on site for the 100 yr flood event so that post development flow rate are less than pre development flowrates. Pay in lieu stormwater storage waiver fees to the city that would be less than option 3 below.
  3. Do not construct any on site detention basins and pay a larger in lieu stormwater storage waiver fee to the city than would be paid in option 2 above.
  4. The developer needs to determine which stormwater storage policy will be applied to this site and provide the appropriate documentation to demonstrate general conformance with the selected stormwater storage strategy.
- E. If any stormwater is planned to be stored on site, the applicant's engineer shall prepare a drainage report and comply with the following items:
  - a. Use bold lines to delineate the drainage sub areas and show all grade breaks on the G&D plan.

- b. Calculate the volume required and volume provided in each drainage sub area.
  - c. Demonstrate that on-site stormwater runoff from each drainage sub area is accounted for in specific drainage detention basin. The drainage report and G&D plan shall indicate the total volume required ( $V_r$ ) and volume provided ( $V_p$ ) at each detention basin.
  - d. The drainage report shall include a discussion of how the detention basins will be drained, the discharge rate of the basins and the location of the closest existing drainage system where the runoff from this site will be discharged to.
- F. The retention basins shall comply with the following items:
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
20. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- G. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not permitted.
- H. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

#### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

##### **Streets and other related improvements:**

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
5 <sup>th</sup> Avenue	Residential	40' Half Street (existing)	Existing	Existing	Existing
Alley	Existing	16' (existing)			

##### **DRB Stipulations**

- 21. Provide a cross access easement at the northeast corner of the property with adjacent property to the east.
- 22. Provide a written approval from Fire Department not requiring additional alley easement to be dedicated.

**Ordinance**

- I. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- J. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

**INTERNAL CIRCULATION:****Ordinance**

- K. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**EASEMENTS AND DEDICATIONS**

<b>EASEMENT / DEDICATION</b>	<b>DESCRIPTION</b>
Cross Access Easement	At the northwest corner of the property with adjacent property to the east.

**DRB Stipulations**

- 23. Sight distance easements shall be dedicated over sight distance triangles.
  - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- 24. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance**

- L. Drainage Easement:
  - (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.
- M. Waterline and Sanitary Sewer Easements:
  - (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.
- N. Public Utility Easement:
  - (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.



**REFUSE:****DRB Stipulations**

25. With final plan submittal, provide a written authorization from City of Scottsdale Solid Waste Management Department allowing this site to use an existing refuse enclosure located within the adjacent City Parking Lot.

**Ordinance**

- O. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- P. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

26. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations**

27. Basis of Design Report (Water):
- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

**Ordinance**

- Q. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

28. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
29. On-site sanitary sewer shall be privately owned and maintained.
30. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- R. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS**

**DRB Stipulations**

31. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

- S. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]